

## San Dieguito

---

### Overview

The commercial needs of this community are generally served by shopping centers in adjacent incorporated jurisdictions, but smaller commercial centers exist in areas such as the Rancho Santa Fe Village. Industrial lands are found solely within the 4S Ranch Specific Plan Area boundaries. The Planning Group has not recommended any additional commercial or industrial lands within the planning area, with the exception of a limited Rural Commercial area located in the future Village of Harmony Grove. The Planning Group also supports the concept of allowing for mixed-use in the Village of Rancho Santa Fe.

### Key Issues

- Maintain rural estate character in established areas, including portions of the Community Planning Area that are adjacent to urbanizing areas within the City of San Diego
- Planned villages such as Harmony Grove Village and Rancho Santa Fe, respectively, create an opportunity for the development or enhancement of unique traditional town centers

### Planning Group Direction

- Provide for Rural Commercial development in the planned village of Harmony Grove
- Apply Mixed Use designation in a small portion of the village of Rancho Santa Fe and recognize potential future mixed use areas via a Village Limit Line and community plan language
- Increase residential density of several properties located on the southwestern border of the planning area and the city of San Diego from SR-2 to SR-1

**Additional Staff Analysis/  
Recommendations**

Staff supports Planning Group direction with the exception of recommended changes to the residential land use distribution.

- While the ERA analysis indicates a deficiency in retail lands, the allowance of mixed use within Rancho Santa Fe Village may create greater opportunity to diversify retail uses in this area. The addition of Rural Commercial land in Harmony Grove, while not an official part of the San Dieguito Community Planning Area, will potentially create some small-scale retail opportunities for the local community
- No additional Industrially designated lands and no change to the existing and planned Industrial areas, primarily located within 4S Ranch Specific Plan

**Planning Commission  
Recommendations**

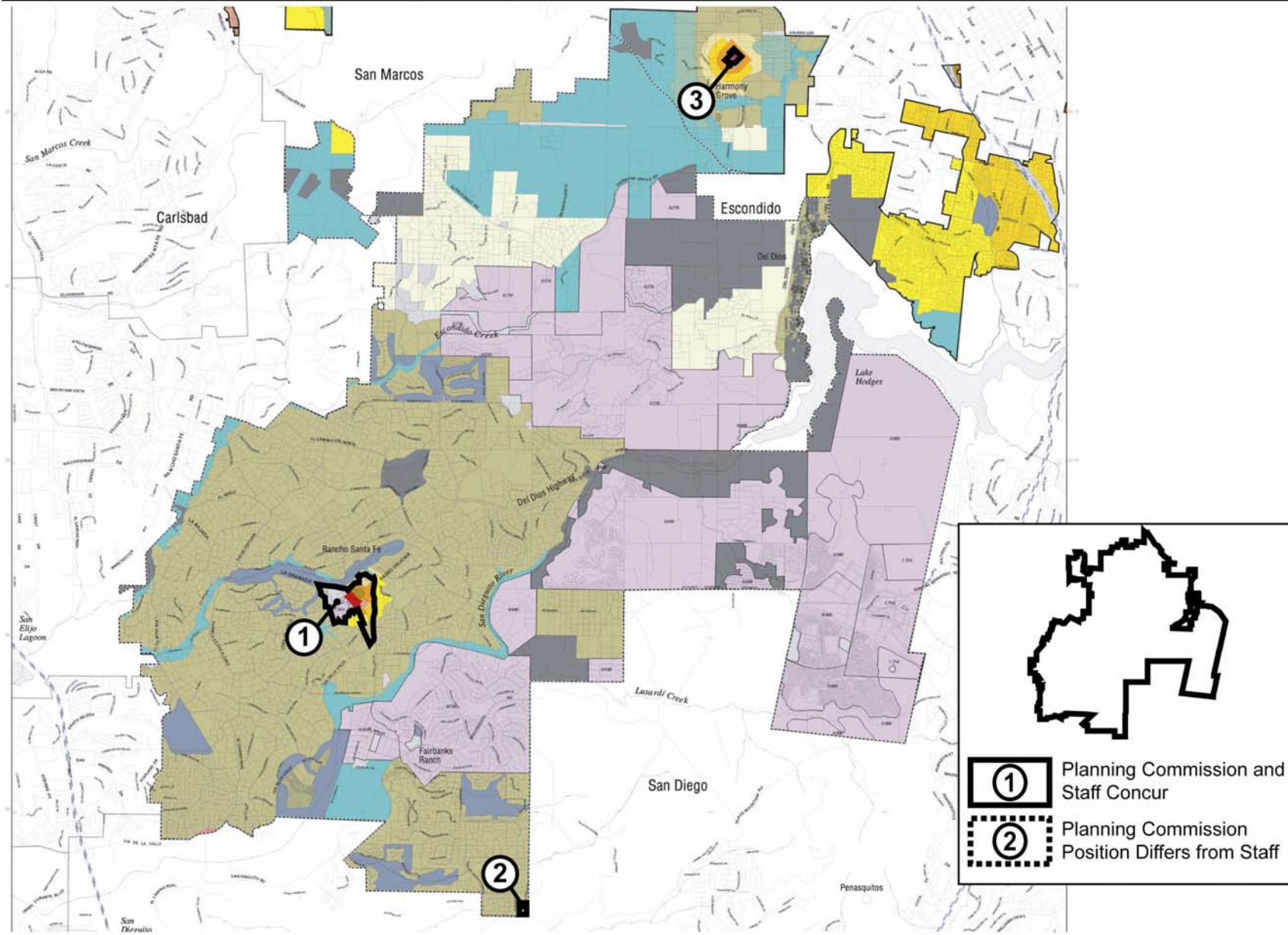
The Planning Commission concurs with staff's recommendations.

**ERA Needs Analysis**  
(all numbers in gross acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	130	60	(70)	60	(70)
Industrial	72	159	87	159	87
Office	33	24	(9)	24	(9)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

**San Dieguito (including Harmony Grove)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<p><b><u>Staff</u></b> Some (C-5) Village Core Mixed Use in Village Core area (TBD)</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	Recommendation supports the Rancho Santa Fe Association request	Anticipated change to a portion of Rancho Santa Fe Village, including primarily Commercial acreage to (C-5) Village Core Mixed Use ( <b>Rancho Santa Fe Association</b> )	<p><i>Total Area:</i> # acres TBD</p> <p><i>Current Use:</i> Commercial and residential in Rancho Santa Fe Village</p> <p><i>Existing GP:</i> (13) General Commercial Residential</p>	<ul style="list-style-type: none"> <li>Request is conceptually consistent with community development model and intent of historic villages such as Rancho Santa Fe</li> <li>Village Core Mixed Use designation will facilitate master planning efforts in the Village, which will include zones consistent with community development model</li> <li>This change is still under discussion with the community</li> <li>Additional tools such as a Village Limit Line and Community Plan language may be utilized to facilitate a master plan for this area</li> </ul>
2	<p><b><u>Staff</u></b> (SR-2) Semi-Rural Residential</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(SR-1) Semi-Rural Residential	(C-1) General Commercial or (C-3) Neighborhood Commercial ( <b>Pourfard</b> )	<p><i>Total Area:</i> 3.15 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>Request could impact rural community character defined by low density residential and small agricultural operations</li> <li>Would create a spot of isolated commercial</li> <li>Existing neighborhood commercial center is located less than one mile from property</li> <li>Future higher density residential in adjacent City of San Diego will be visually buffered by landscaping, walls, and other barriers</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
3	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(New Urban West)</b>	<p><i>Total Area:</i> 4 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (19) Intensive Agriculture</p>	<ul style="list-style-type: none"> <li>• Reflects community consensus from workshops of 2003</li> <li>• Consistent with community model and development of new village in Harmony Grove</li> <li>• Will facilitate small-scale rural business development as desired by community</li> <li>• Consistent use and scale of community-supported Specific Plan in that area</li> </ul>